

SAN ANTONIO PLANNING COMMISSION MINUTES



April 23, 2008

2:00 P.M.



Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, **1:30 P.M.**, Tobin Room

- Agenda items may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call -- Present: Van Eman, Garcia, Romero, Hartman, Limon, Friesenhahn,
Chao, James
Absent: None

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 070505 **Rogers Ranch, Unit P4 & P5 PUD**
(Northwest of the intersection of Salado Canyon and Rogers Ranch)
- B. 080174 **Winston Churchill High School BSL**
(East of the intersection of Blanco Road and Sir Winston Drive)

REPLATS:

- C. 060590 **Bella Vista, Unit 2 Section 3**
(On the north side of Potranco Road; east of Stevens Parkway)

- D. 070694 Wachovia at Hildebrand**
(Northeast of the intersection of Broadway and Hildebrand)

Chairman Van Eman opened the public hearing.
Chairman Van Eman closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

6. **070505 Rogers Ranch, Unit P4 & P5 PUD**
 (Northwest of the intersection of Salado Canyon and Rogers Ranch)
7. **080174 Winston Churchill High School BSL**
 (East of the intersection of Blanco Road and Sir Winston Drive)
8. **~~060590 Bella Vista, Unit 2 Section 3~~ Pulled**
 (On the north side of Potranco Road; east of Stevens Parkway)

PLATS:

9. **~~060555 Cibolo Canyon Bulverde Green~~ Pulled**
 (East of the intersection of Bulverde Road and Cibolo Canyon)
10. **~~060556 Cibolo Canyon, Unit 6 Enclave~~ Pulled**
 (On the northwest side of Cibolo Canyon and Wild Ridge)
11. **060591 Bella Vista, Unit 3 Section 3**
 (On the north side of Bella Vista Place, west of Palatine Hill)
12. **070216 Presido Heights, Unit 2B PUD**
 (At the northeast corner of Camino Del Mar and Camino Grande)
13. **070317 Tausch Farms, Unit 6**
 (On the southside of Pony Mesa and Palomino Path)
14. **070645 Balcones Commercial, Unit 1**
 (On the west side of IH 10 West, north of Dietz Elkhorn Road)

15. ~~070746~~ ~~Cibola Canyon Unit 7B Enclave~~ **Pulled**
(Near the northwest corner of Luz Del Faro and Gran Palacio)
16. 080066 **Tex-Con**
(On the east side of SE Loop 410, north of Uecker Road)
17. 080115 **Hilltops at the Dominion Phase 1 PUD**
(West of Brenthurst Lane, north of Tejas Trail)
18. 080179 **Scoutreach**
(On the west side of South Zarzamora Street, south of Gaddis Blvd)

LAND TRANSACTIONS:

19. Request for the dedication of approximately 6.0 acres of land adjacent to the Stinson Airport. (Aviation Department by Raymond Perales, Properties Division Manager.)
20. Request to purchase 66.23 acres at 8515 Mission Road, San Antonio, Texas 78214 (Aviation Department by Raymond Perales, Properties Division Manager.)

DEFERRALS:

21. 080212 **Mount Sacred Heart**
(Northeast of Mt. Sacred Heart Road and Madonna Drive)

Chairman Van Eman asked that Items #8, #9, #10 and #15 be pulled from the Consent Agenda.

Chairman Van Eman asked for a motion to approve the remaining items on the Consent Agenda.

Motion: Commissioner Garcia to approve the remaining items on the Consent Agenda.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes.

8. 060590 **Bella Vista, Unit 2 Section 3**
(On the north side of Potranco Road; east of Stevens Parkway)

Staff introduced the item and recommended approval.

Staff informed the Commission that the applicant has requested a continuance on this item until the next commission meeting.

Motion: Commissioner Romero for continuance until the next meeting.

Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes.

PLATS:

9. 060555 Cibolo Canyon Bulverde Green
(East of the intersection of Bulverde Road and Cibolo Canyon)

Staff introduced the item and recommended approval.

Commissioner Hartman stated for the record, that she would be abstaining from voting on these items until staff provides answers to questions raised by the Commission at a work session.

Motion: Commissioner Garcia to follow staff recommendation.
Second: Commissioner Limon
In Favor: Commissioners Garcia, Limon, James, Chao,
Friesenhahn, Romero, Van Eman
Opposed: None
Abstain: Commissioner Hartman
Motion Passes.

10. 060556 Cibolo Canyon, Unit 6 Enclave
(On the northwest side of Cibolo Canyon and Wild Ridge)

Staff introduced the item and recommended approval.

Motion: Commissioner Garcia to follow staff recommendation.
Second: Commissioner Limon
In Favor: Commissioners Garcia, Limon, James, Chao,
Friesenhahn, Romero, Van Eman
Opposed: None
Abstain: Commissioner Hartman
Motion Passes.

15. 070746 Cibolo Canyon Unit 7B Enclave
(Near the northwest corner of Luz Del Faro and Gran Palacio)

Staff introduced the item and recommended approval.

SAWS staff addressed questions

Motion: Commissioner Romero to approve the plat with the contingent that SAWS prepares a new plat verification letter to reflect the current aquifer non-annexation verbage.
Second: Commissioner James

Staff informed the Commission that conditions cannot be made on a clean plat.

Commissioner Romero withdrew her motion. Commissioner James concurred.

Second motion:

Motion: Commissioner Garcia to follow staff recommendation.
Second: Commissioner Limon
In Favor: Commissioners Garcia, Limon, James, Chao,
Friesenhahn, Van Eman
Opposed: None
Abstain: Commissioner Hartman, Romero
Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

22. 070694 Wachovia at Hildebrand (dedication)
(Northeast of the intersection of Broadway and Hildebrand)

Staff introduced the item and recommended disapproval of the variance and plat regarding Substandard Streets.

Mr. Coye Armstrong, Bury & Partners, Engineer, addressed questions raised by the Commission.

Motion: Commissioner Hartman to follow staff recommendation
for disapproval of the variance and plat.
Second: Commissioner Romero
In Favor: Unanimous
Opposed: None
Motion Passes.

23. 080121 Trails at Fox Park (reserve strip)
(On the south side of West Hausman Rd., west of Regency Trails)

Staff introduced the item and recommended approval of the variance and plat regarding Reserve Strips with conditions.

Motion: Commissioner Garcia to follow staff recommendations.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

VARIANCES and APPEALS:

- 24. 070535 Dilley – 1** Deferral Termination
(On the west side of Wurzbach Road, south Babcock Road)
- Staff asked that the item be pulled from the agenda to be considered at a later date.
- 25. 070682 Redeeming Grace Baptist** Deferral Termination
(On the northeast side of N. Foster Rd., at Summer Fest)
- Staff asked that the item be pulled from the agenda to be considered at a later date.
- 26. Floodplain Development Permit Variance Request – San Antonio River Mission Reach Ecosystem Restoration & Recreation, Ph. 1. (Department of Public Works by Erwin Burden)**
- Staff introduced the item and recommended disapproval of the floodplain variance request.
- Mr. Addison Looney, representing San Antonio River Authority, gave brief background information and addressed questions raised by the Commission.
- Mr. Bob Browning, Storm Water, addressed questions raised by the Commission.
- Motion: Commissioner Hartman for a continuance until the next Meeting with instructions to staff to reanalyze the variance request and bring back a new report, whatever that recommendation may be and then work with the SARA.
- Second: Commissioner James
- In Favor: Unanimous
- Opposed: None
- Motion Passes.

COMPREHENSIVE MASTER PLANS:

- 27. 08014** (Continued from the February 23, 2008) Public hearing and consideration of a resolution amending the Land Use Plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1463 acres located at 1309 W. Houston more specifically described by legal description NCB 2267 BLK 5 LOT 3 from Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager).

Staff informed the Commission that the applicant had requested that the item be withdrawn from the agenda.

- 28. 08020** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1 acres generally located at 701 Montana St more specifically described by legal description NCB 1386 BLK 109 Lot W 77 Ft of 18 Residential land use to Mixed Use land use. (Planning and Community Development Department by Lauren Edlund, Planner and Loretta Oilson, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Staff informed the Commission that the applicant had requested a continuance until the next meeting.

Motion: Commissioner Romero for a continuance until the first meeting in May.
 Second: Commissioner Garcia
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

- 29. 08021** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.58 acres generally located southwest of the intersection of Bandera Road and Mainland Road, more specifically described by legal description NCB 18559 BLK Lot 1 EXCEPT 10X10 SIGN PAD (.0023 AC) DAUGHTRY SUB UT 1, Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to deny the applicant's request.
 Second: Commissioner Garcia
 In Favor: Commissioners Romero, Garcia, Friesenhahn
 Opposed: Commissioner Hartman, Limon, Chao, James, Van Eman
 Motion Failed.

Second Motion

Motion: Commissioner Garcia to follow staff recommendation for approval.
 Second: Commissioner Friesenhahn
 In Favor: Commissioners Garcia, Friesenhahn, James, Chao, Limon, Hartman Van Eman
 Opposed: Commissioners Romero
 Motion Passes.

30. Briefing and consideration of the San Antonio International Airport Landside Pedestrian Sidewalk Transition Plan (Aviation Department, by Bob Cotton)

Staff introduced the item and recommended approval.

Motion: Commissioner Hartman to follow staff recommendation.
Second: Commissioner James
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

31. Consideration of a request initiated by Councilmember Mary Alice Cisneros, District 1, requesting a zoning amendment to the Unified Development Code regarding the IDZ (Infill Development Zone). (Development Services Department by Chris Looney, Planning Manager)

Staff introduced the item and recommended approval.

Mr. Steve Brenner, 300 Convent, representing Silver Ventures, spoke in support of the proposed amendment.

Motion: Commissioner Garcia to follow staff recommendation.
Second: Commissioner Romero
In Favor: Unanimous
Opposed: None
Motion Passes.

32. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Development Services Department)

Staff introduced the item and recommended approval of the appointments of Mr. Charles Bartlett and Mr. Jody Sherrill to the Planning Commission Technical Advisory Committee.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner James
In Favor: Unanimous
Opposed: None
Motion Passes.

33. Approval of the minutes for the March 12, 2008 and March 26, 2008 Planning Commission meeting

Motion: Commissioner Hartman to approve the minutes of March 12 and March 26, 2008 as presented.
Second: Commissioner Chao
In Favor: Unanimous

Opposed: None
Motion Passes.

- 34. Director's report
- 35. Questions and discussion
- 36. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 37. **ADJOURNMENT**

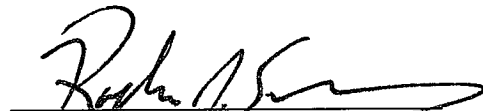
There being no further business, the meeting was adjourned at 4:30 p.m.

APPROVED:



Murray H. Van Eman, Chairman

ATTEST:



Executive Secretary